

Prepared by and return to:
Margie Patchett
Adams Cameron Title Services, Inc.
444 Seabreeze Blvd Suite 170
Daytona Beach, FL 32118
386.258.3425
Parcel ID Number: 5315-04-00-0305

05/02/2017 03:35 PM
Doc stamps 2863.00
(Transfer Amt \$ 409000)
Instrument# 2017-086876 # 1
Book : 7393
Page : 166
Laura E. Roth
Volusia County, Clerk of Court

General Warranty Deed

Made this 28 day of April, 2017 by Aslan Capital, LLC, a Florida Limited Liability Company, whose address is: 537 Deltona Blvd, Deltona, FL 32725; hereinafter called the grantor, to Karen M. D'Anniballe, a married woman, whose address is: 4636 Lexington Dr., Steubenville, OH 43952, hereinafter called the grantee:

(Whenever used herein the term "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

Witnesseth, that the grantor, for and in consideration of the sum of Ten Dollars, (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in Volusia County, Florida, viz:

Condominium Unit 305, TOWERS GRANDE, A CONDOMINIUM, together with an undivided interest in the common elements, according to the Declaration of Condominium thereof recorded in Official Record Book 4665, Pages 2524 through 2641, inclusive, as amended of the Public Records of Volusia County, Florida.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances except taxes accruing subsequent to December 31, 2016.

In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence as to all parties:

Lynette Russ

Witness Printed Name Lynette Russ

Aslan Capital, LLC, a Florida Limited Liability Company
by Nationwide Publishing Company, Incorporated, d/b/a High Country Management Company, It's Managing Member

By: D. Scott Plakon (Seal)
D. Scott Plakon President
Address: 537 Deltona Blvd, Deltona, FL 32725

Latasha L. Pierce

Witness Printed Name Latasha L. Pierce

State of Florida

County of Leon

The foregoing instrument was acknowledged before me this 28th day of April, 2017, by D. Scott Plakon President of Nationwide Publishing Company Incorporated, d/b/a, High Country Management Company, Managing Member for Aslan Capital, LLC, a Florida Limited Liability Company who (✓) was/were personally known to me, or () presented the following identification:

Lawanda L. Williams

Signature of Notary

My Commission Expires:

File Number 24058

